LOT 23
2000 GENERAL DW/MH
OAK HILL EST #1 PB 5/90 & 91

JOHNSON KRYSA/WHITE KAY
95068 LEO DR
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1600-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06

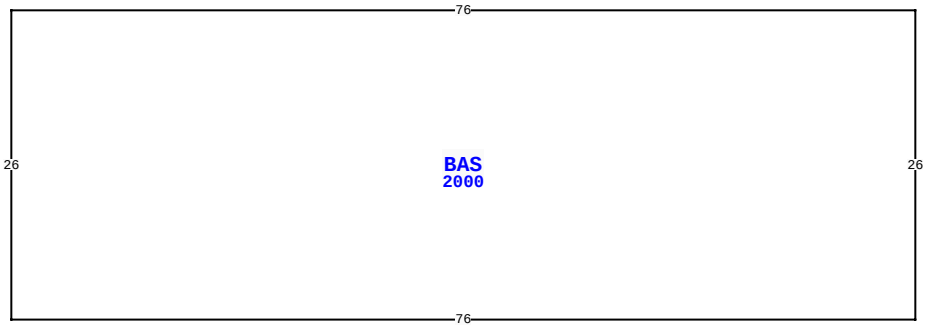
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	144,511
TOTALS	1,976		1,976	144,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	152.3600	114.27	225,798	2000	2009	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 0 Heated Area: 1976 HX Base Yr



95068 LEO DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	144,511
TOTAL MARKET OB/XF VALUE	3,180
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	224,191
SOH/AGL Deduction	37,762
ASSESSED VALUE	186,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,429
TOTAL JUST VALUE	224,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0030984	MH MOVE-ON	0	05/01/2000
95-1024	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0358	7/23/2021	WD	Q	I	01	185,000
GRANTOR: SCHULMIRE GARY W & CH						
GRANTEE: JOHNSON KRYSA & KAY						
2207/0486	6/13/2018	WD	U	I	11	100
GRANTOR: STANTON RANDY W & TAM						
GRANTEE: SCHULMIRE GARY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S26 E76 N26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2000	2000	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 3,180

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	75,000.00	75,000.00	76,500							

REVIEW DATE 04/12/2019 BY KWA Total Acres: 1.02 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/06/2024 BY SYS